

069.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

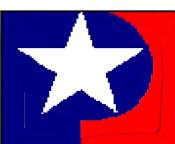
931,000 / 931,000

USE VALUE:

931,000 / 931,000

ASSESSED:

931,000 / 931,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		DRAPER AVE, ARLINGTON

Legal Description							User Acct
							44099
							GIS Ref
							GIS Ref
							Insp Date
							11/03/18

## OWNERSHIP

Unit #:

Owner 1: LORDAN REGINA M	
Owner 2:	
Owner 3:	
Street 1: 45 DRAPER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: LORDAN FRANCIS J-REGINA M -	
Owner 2: -	
Street 1: 45 DRAPER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Clapboard Exterior and 2646 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4173		Sq. Ft.	Site		0	70.	1.31	12									381,633						381,600	

Total AC/HA: 0.09580	Total SF/SM: 4173	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON	Total: 381,633	Spl Credit	Total: 381,600
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**EXTERIOR INFORMATION**

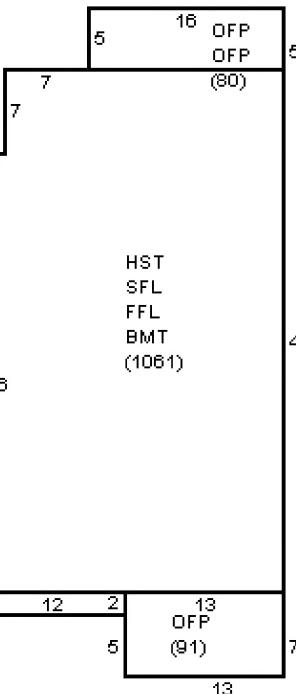
Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	1 - Wood Shingl 40 %
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1909
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl 20 %
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****AG - Avg-Good****26. %****2****CALC SUMMARY****Basic \$ / SQ:** 180.00**Size Adj.:** 1.04678786**Const Adj.:** 1.00370085**Adj \$ / SQ:** 189.119**Other Features:** 105500**Grade Factor:** 1.10**NBHD Inf:** 1.00000000**NBHD Mod:****LUC Factor:** 1.00**Adj Total:** 740661**Depreciation:** 195534**Depreciated Total:** 545126**COMPARABLE SALES****Rate** **Parcel ID** **Typ** **Date** **Sale Price****WtAv\$/SQ:** **AvRate:** **Ind.Val****Juris. Factor:** **1.00** **Before Depr:** **208.03****Special Features:** **0** **Val/Su Net:** **136.89****Final Total:** **545100** **Val/Su SzAd:** **205.99****SKETCH**

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**MOBILE HOME**

Make:  Model:  Serial #:  Year:  Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	104			4,300			4,300

**PARCEL ID** 069.0-0003-0011.0

**IMAGE**

**AssessPro** Patriot Properties, Inc